

PROPERTY OWNERS ASSOCIATION 9th AMENDED MANAGEMENT CERTIFICATE FOR
HUNTERS MILL ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Hunters Mill
2. Subdivision Location: San Antonio, Texas
3. Name of Homeowners Association: Hunters Mill Association, Inc.
4. Recording Data for Association: Plats filed at the county:
 Unit 1: Volume 9537, pgs. 214-216
 Volume 7218, pg. 1
 Unit 2: Volume 9540, pgs. 69-71
 Unit 3: Volume 9542, pg. 211
5. Recording Data for Declaration and any amendments:
 Declaration of Protective Covenants filed 3/8/1999 under Dco#99-0042626, Vol. 7218 pg. 001

 Annexation Declaration filed 6/1/1998 under Doc. 98-0089717.

 Annexation Doc filed 3/8/1999 under Doc. 99-0042626 Vol. 7867, pg303.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

 Bylaws signed on 9-8-1997 are filed under Doc. 97-0127755, Vol. 7197, pg 1127.

 Articles of Incorporation: The Articles were filed with the Secretary of State of Texas on 9/2/1997 and are attached to the Doc. 20050291113 Filed 12/14/2005.

 Collection Policy 12 Step Resolution is filed under Doc# 20130146114

 Resolutions: filed with and attached to Doc. 20110227600, Book 15279, pg 139:
 Administrative Resolution NO: 2009001 Collection Policy signed 2/24/2009
 Administrative Resolution NO: 2004002 Violation Policy signed 11/19/2004
 Collection Policy
 Violation Policy
 Record Retention Policy
 Records Inspection Policy
 Payment Plan Policy
 Email Registration Policy

Membership Voting Policy

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Guidelines for Portable Storage Buildings dated 3/26/2002

Guidelines for Rain Gutters and Downspouts dated 5/22/2003

Guidelines for Front Storm Doors dated 3/26/2002

Guidelines for Landscaping in Backyard Areas dated 3/26/2002

Guidelines for Underground Sprinkler Systems dated 3/26/2002

Assessment Collection Delinquent Account Policy dated 10/26/2007

Resolutions/Policies/Guidelines: All policies are attached to and filed Book 16407 Page 1010

Collection Policy

Force Maintenance Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Administrative Resolution No. 20150101 Re Approved Paint Colors/Enforcement of

Article 2: Architectural Control is filed at the County under Book 17047, page1170.

Resolutions listed below are filed under Document Number 20160022578:

Uncurable Violation Enforcement Policy; Electronic and Telephonic Action Policy; Payment Plan Policy;

Standby Electric Generators Guidelines; Solar Energy Device Guidelines

Resolution of the Board of Directors for Hunters Mill Collection Policy and Schedule dated 7/1/2016 is filed under Document #20170208458.

Billing Policy and Payment Plan Guidelines is filed under Document No. 20180105158.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management

17319 San Pedro Ave, #318

San Antonio, TX 78232

contact@spectrumam.com

210-494-0659

www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00

- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 1st day of November, 2021.

Hunters Mill Association, Inc.

By: 
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

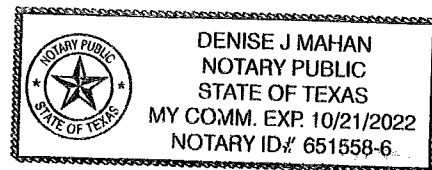
County of Bexar §

This instrument was acknowledged and signed before me on 1st
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Hunters Mill Association, Inc., on behalf of said association.


Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210308895
Recorded Date: November 04, 2021
Recorded Time: 8:44 AM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:44 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk